20061214000609460 1/2 $20.00
Shelby Cnty Judge of Probate, AL
12/14/2006 01:00:33PM FILED/CERT

STATE OF ALABAMA )

COUNTY OF SHELBY )

**MORTGAGE FORECLOSURE DEED**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, heretofore on, May 30, 2002, to wit, Katina M. Scott, an unmarried person, executed and delivered to Liberty Mortgage Corporation, a mortgage conveying to Liberty Mortgage Corporation, the property hereinafter described, which said mortgage was given to secure an indebtedness there in mentioned, and which mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, under Instrument Number 20020613000279410, corrected and re-recorded in said Probate Office under Instrument Number 20020812000379130, corrected and re-recorded in said Probate Office under Instrument Number 20021113000565750; said Mortgage was duly transferred and assigned by Liberty Mortgage Corporation to Alabama Housing Finance Authority by virtue of that certain Assignment of Mortgage dated May 30, 2002 and recorded in said Probate Office under Instrument Number 20030521000316020; said Mortgage having been further transferred and assigned by Alabama Housing Finance Authority to New South Federal Savings Bank by virtue of that certain instrument dated June 18, 2002 and recorded in said Probate Office under Instrument Number 20030521000316030; said Mortgage having been further transferred and assigned by New South Federal Savings Bank to Alabama Housing Finance Authority by virtue of that certain Assignment of Mortgage dated July 5, 2005 and recorded in said Probate Office under Instrument Number 20050902000454030; and

WHEREAS, it was provided in said mortgage that if a default was made in the payment of the note, and each and every installment thereof, evidencing the indebtedness secured by said mortgage as they or any part thereof became due, then Liberty Mortgage Corporation, would have the right to declare the entire indebtedness secured by said mortgage due and payable at once and to sell the property conveyed by said mortgage at public outcry for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama, after first giving notice of the time, place and terms of said sale for three weeks by publication in any newspaper then published in said County; and

WHEREAS, it was further provided in said mortgage that in the event of such sale the said Mortgagee was authorized and empowered to purchase the property conveyed in said mortgage if the higher bidder therefore, the same as if it were a stranger to said conveyance and in such event the auctioneer or person making said sale was empowered, directed and authorized to execute a deed to such purchaser at said sale in the names of the Mortgagors; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage and said Alabama Housing Finance Authority, as Assignee, did declare all of the indebtedness secured by said mortgage due and payable; and

WHEREAS, Alabama Housing Finance Authority, as Assignee, acting under the power of sale contained in said mortgage, did give notice for three weeks by weekly insertion in The Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 4, 2006, October 11, 2006 and October 18, 2006, that it would sell said property at the Shelby County Courthouse door in the City of Columbiana, Alabama, at auction to the highest bidder for cash, during the legal hours of sale on December 5, 2006; and

WHEREAS, after having given said notice, Alabama Housing Finance Authority, as Assignee , on the 5th day of December, 2006, during the legal hours of sale, did offer said property to the highest bidder for cash at the Shelby County Courthouse door in the City of Columbiana, Alabama; and

WHEREAS, Alabama Housing Finance Authority, as Assignee, being the highest, best and last bidder at said sale, became the purchaser of said property at and for the sum of One Hundred Nine Thousand Four Hundred Sixty and 11/100 Dollars ($109,460.11).

NOW, THEREFORE, Katina M. Scott, by Vicki N. Smith, the auctioneer making said sale, and Vicki N. Smith, as said auctioneer, for and in consideration of the premises and the sum One Hundred Nine Thousand Four Hundred Sixty and 11/100 Dollars ($109,460.11), applied by Alabama Housing Finance Authority, as Assignee , to the indebtedness secured by said mortgage, do hereby Grant, Bargain, Sell and Convey unto the said, Alabama Housing Finance Authority, its successors and assigns, the following described property, situated in Shelby County, State of Alabama, to-wit:

Lot 256, according to the Survey of Waterford Village Sector 1, as recorded in Map Book 27, Page 100 in the Probate Office of Shelby County, Alabama.

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TO HAVE AND TO HOLD, the aforegranted property unto the said Alabama Housing Finance Authority, its successors and assigns, forever; subject, however, to the statutory rights of redemption from said foreclosure sale on the part of those entitled to redeem as provided by the laws of the State of Alabama. This conveyance is made subject to unpaid taxes and assessments, if any.

IN WITNESS WHEREOF, Katina M. Scott, by Vicki N. Smith, the person making said sale, Alabama Housing Finance Authority, by Vicki N. Smith, as auctioneer and the person making said sale, and Vicki N. Smith, as auctioneer and the person making said sale, have caused this instrument to be executed on this, the 5th day of December, 2006.

KATINA M. SCOTT

By: Vicki N. Smith
As auctioneer and the person making said sale

ALABAMA HOUSING FINANCE AUTHORITY

By: Vicki N. Smith
As auctioneer and the person making said sale

By: Vicki N. Smith
As auctioneer and the person making said sale

STATE OF ALABAMA )
:
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Vicki N. Smith, whose name as auctioneer and the person conducting said sale, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as auctioneer and the person making said sale, and with full authority, executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal, this 5th day of December, 2006.

Hamil J. Button
Notary Public
My commission expires: 10/23/08

(SEAL)

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 23, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This instrument was prepared by:
Bowdy J. Brown, Esq.
Rushton, Stakely, Johnston & Garrett, P.A.
Post Office Box 270
Montgomery, Alabama 36101-0270
Our File No.: 7704-0293 / Scott / 2016

**FOR AD VALOREM TAX PURPOSES: Alabama Housing Finance Authority, 2000 Interstate Park Drive, Suite 308, Montgomery, AL 36109**